

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Wesley H. Avery CLS-B - State Bar No. 155724 Talin Keshishian - State Bar No. 201830 Ezra Brutzkus Gubner LLP 16830 Ventura Blvd., Ste 310 Encino, CA 91436 Tel. (818) 995-0215 Fax (818) 501-3618	FOR COURT USE ONLY FILED 04 MAR 22 PM 1:45 CLERK OF COURT CENTRAL DISTRICT OF CALIFORNIA
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: GEORGE ILJIN, an individual. SSN XXX-XX-4132. Debtor(s).	CASE NO.: _____ DEPUTY SV03-18643GM Chapter 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 14, 2004	Time: 10:00 a.m.
Location: U.S. Bankruptcy Court, 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: March 31, 2004

Description of Property to be Sold: Single family residential real propety commonly known as 1059 Hagen Court, Simi Valley, California 93065, A.P.N. 640-0-274-045.

Terms and Conditions of Sale: Sale price of \$405,000, on an "as is, where is" basis without any contingencies, pursuant to 11 U.S.C. Section 363 adn Fed. R. Bankr. P. 6004.

Proposed Sale Price: \$405,000.00

Overbid Procedure (If Any): Overbids must be on the same terms as set forth in the Purchase Agreement, and shall be in increments of \$1,000. Sale to an overbidder must close within 30 days of the entry of order approving such sale. Overbidder must tender a bid deposit of \$30,000 to the Trustee at least five (5) days before the Sale Date.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

David K. Gottlieb, Chapter 7 Trustee
Siegel, Gottlieb, Mangel & Levine LLP
15233 Ventura Boulevard, Ninth Floor
Sherman Oaks, CA 91403-2201
Telephone: (818) 325-8441 / Facsimile: (818) 501-7040

Date: March 19, 2004